

ORDINANCE NO. R- 2014-25

TAX CODE(S) 82-06-05-034-085.003-020
82-06-05-034-085.060-2

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE
COMMONLY KNOWN AS 600 Thrist Rd
(Here insert common address)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana:

SEE ATTACHED.

by changing the zoning classification of the above-described real estate from C-4 to R-1, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this ___ day of ___, 20___.

ATTEST:

President

City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the ___ day of ___, 20___.

City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this ___ day of ___, 20___, at ___ o'clock ___.

THIS INSTRUMENT PREPARED BY: DAN BUCK

Mayor of the City of Evansville, Indiana

FILED

OCT 31 2014

Anna W. Wickham
CITY CLERK

Rezoning Description

Part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence along the east line of said Quarter Quarter Section, South 02 degrees 33 minutes 36 seconds West 726.14 feet to a point on the north line of The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line and the extended north line of said Section 3 and the north line and the extended north line of The Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of said Recorder, North 88 degrees 51 minutes 05 seconds West 604.59 feet; thence North 01 degree 13 minutes 29 seconds East 100.66 feet; thence North 51 degrees 13 minutes 29 seconds East 511.98 feet; thence North 09 degrees 37 minutes 56 seconds West 301.53 feet to a point on the north line of the Northwest Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 88 degrees 56 minutes 54 seconds East 286.11 feet to the point of beginning and containing a gross area of 6.258 acres, more or less.

Subject to all easements, rights-of-ways, and restrictions of record.



SB
10-10-14

2 R-1

Northwest Corner
N.W. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

A C-4

Area to be
Rezoned from
C-4 to R-1
6.258 Acres

3 R-1

S 88°56'54" E 1295.27'

P.O.B.
Northeast Corner
N.W. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

4 R-1

Northeast Corner
N.E. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

N. Kentucky Avenue

S 01°08'55" W 600.00'

S 88°51'05" E 559.03'

N 01°13'29" E 29.78'

S 88°46'31" E 894.88'

Southeast Corner
N.E. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

Christ Road

Christ Road

Southeast Corner
N.W. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

Christ Road

Christ Road

82	1	82-06
82	2	82-06
82	3	82-06
82	4	82-06
82	5	82-06
82	6	82-06
82	7	82-06
82	8	82-06
82	9	82-06
82	10	82-06

S 01°13'29" W 444.59'

Suncrest Court

Bushef Drive

Criterion Way

Grovesview Court

Jona Gold Ct.

S 01°13'29" W 629.98'

Cider Mill

Christ Road

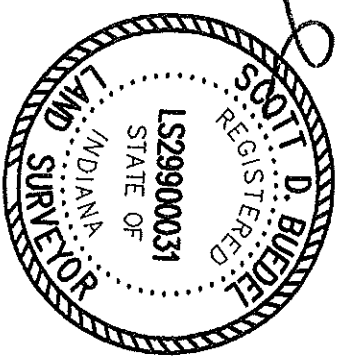
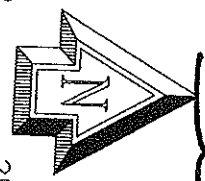
Southeast Corner
N.W. 1/4, S.E. 1/4
Section 5, T 6 S, R 10 W

Christ Road

Christ Road

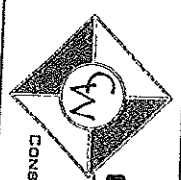
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82	8	82-06
82	9	82-06
82	10	82-06

85.005-020
ited Partnership
Road
1 47711
civd 4880
35.060-020
ilbrecht
Road
47711
00055859



PROJECT NO.: 10-0825
DRAWN BY: BUEDEL
FILE NAME: THE ORCHARD
NORTH REZONING
DATE: 10/10/2014

PROJECT: THE ORCHARD
CLIENT: OLD ORCHARD
DEVELOPMENT
SHEET TITLE: REZONING EXHIBIT
SECTION 5, T 6 S, R 10 W
EVANSVILLE, IN 47715



CASH WAGNER
& ASSOCIATES
CONSULTING ENGINEERS • LAND SURVEY
WWW.CASHWAGNER.COM

VERIFIED PETITION FOR REZONING

2014-30

-PC

ORDINANCE NO. R-2014-25 AMENDED

COUNCIL DISTRICT: WARD 5- FRIEND

PETITIONER LEVEL Development LLC PHONE 812-431-5786
 ADDRESS P.O. Box 4530 Evansville IN ZIP CODE 47724
 OWNER OF RECORD Engelbrecht Family Limited Partnership PHONE 812-431-5786
 ADDRESS 600 Christ Rd ZIP CODE 47711

- Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
- Premises affected are on the NORTH side of Christ a distance of 800± feet NE (N.S.E.W.) of the corner formed by the intersection of Christ and WEAVER.
 Registered Neighborhood Association (if applicable) _____

LEGAL DESCRIPTION: SEE ATTACHED

SUBDIVISION _____ BLOCK _____ LOT NO. _____
 (where applicable - If not in a subdivision, insert legal here or attach to ordinance)

- The commonly known address is 600 Christ Rd
- The real estate is located in the Zone District designated as C-4
- The requested change is to (Zone District) R-1
- Present existing land use is ORCHARD
- The proposed land use is SUBDIVISION
- Utilities provided: (check all that apply)
 City Water X Electric X Gas X Storm Sewer X
 Sewer: Private _____ Public X Septic _____
- All attachments are adopted by reference.
- The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 1-7-15 PETITIONER Dan Buck LEVEL DEV LLC
 (when signed) PRINTED NAME Dan Buck

DATE 1-7-15 OWNER OF RECORD Connie Engelbrecht X
 (when signed) PRINTED NAME Connie Engelbrecht X

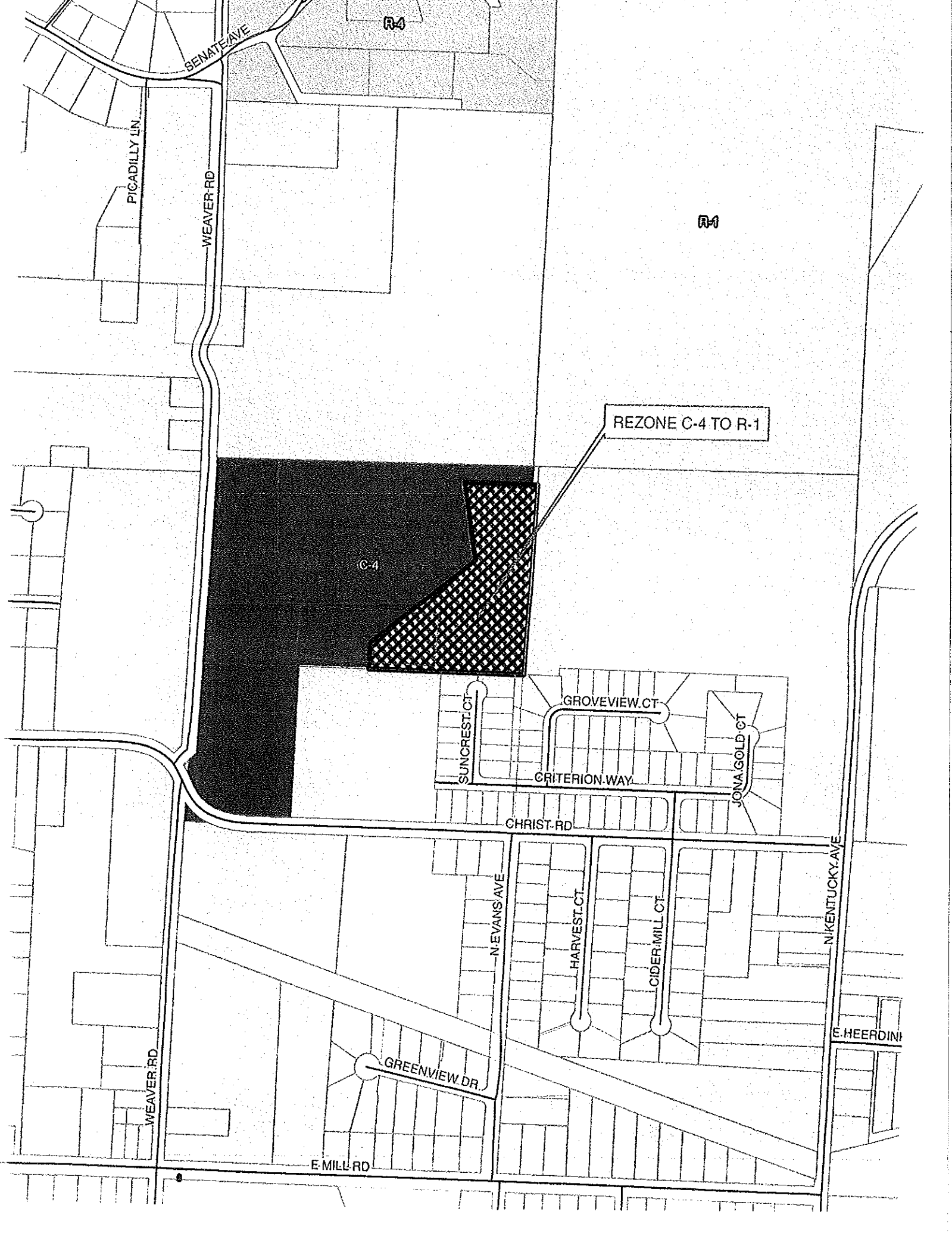
REPRESENTATIVE FOR PETITIONER
 (Optional)

NAME _____
 ADDRESS/ZIP _____
 PHONE _____

FILED

JAN 08 2015

Janice Windham
 CITY CLERK



SENATE AVE

PICADILLY LN

WEAVER RD

R-1

R-1

REZONE C-4 TO R-1

C-4

SUNCREST CT

GROVEVIEW CT

CRITERION WAY

JONA GOLD CT

CHRIST RD

N EVANS AVE

HARVEST CT

CIDER MILL CT

N KENTUCKY AVE

E HEERDIN

GREENVIEW DR

E MILL RD

WEAVER RD